



4,100 SF CREATIVE WAREHOUSE | FOR LEASE

LEASE RATE: \$1.32/SF GROSS (\$5,400/MONTH)

1350 VELASCO ST.
LOS ANGELES | CA 90023

FOR MORE INFORMATION, PLEASE CONTACT:

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PROPERTY HIGHLIGHTS



**PRIVATE
REAR YARD**



**EXCELLENT NATURAL
LIGHT**



**TWO (2) GL
LOADING DOORS**



PROPERTY HIGHLIGHTS

- Size: 4,100 SF (Creative Warehouse)
- Lot Size: 0.18 AC (7,880 SF)
- Zoning: M2
- Clear Height: 17'
- Power: 100 AMP, 480V, 3-Phase
- Loading: Two (2) 8'x8' Ground Level Doors
- Parking: 3 Spaces
- Offices: 500 SF
- Restrooms: 2
- Building Type: Clear Span with Abundant Natural Light
- Access: Easy access to 10, 5, 60, 110, 710 & 101 Freeways
- Location: Minutes from Downtown LA, Vernon, and the Arts District
- Ideal Use: Manufacturing or Creative Industrial
- Term: 3-5 Years
- Availability: Vacant – Immediate Possession
- Rate: \$1.32 / SF GRS (\$5,400 / Mo)

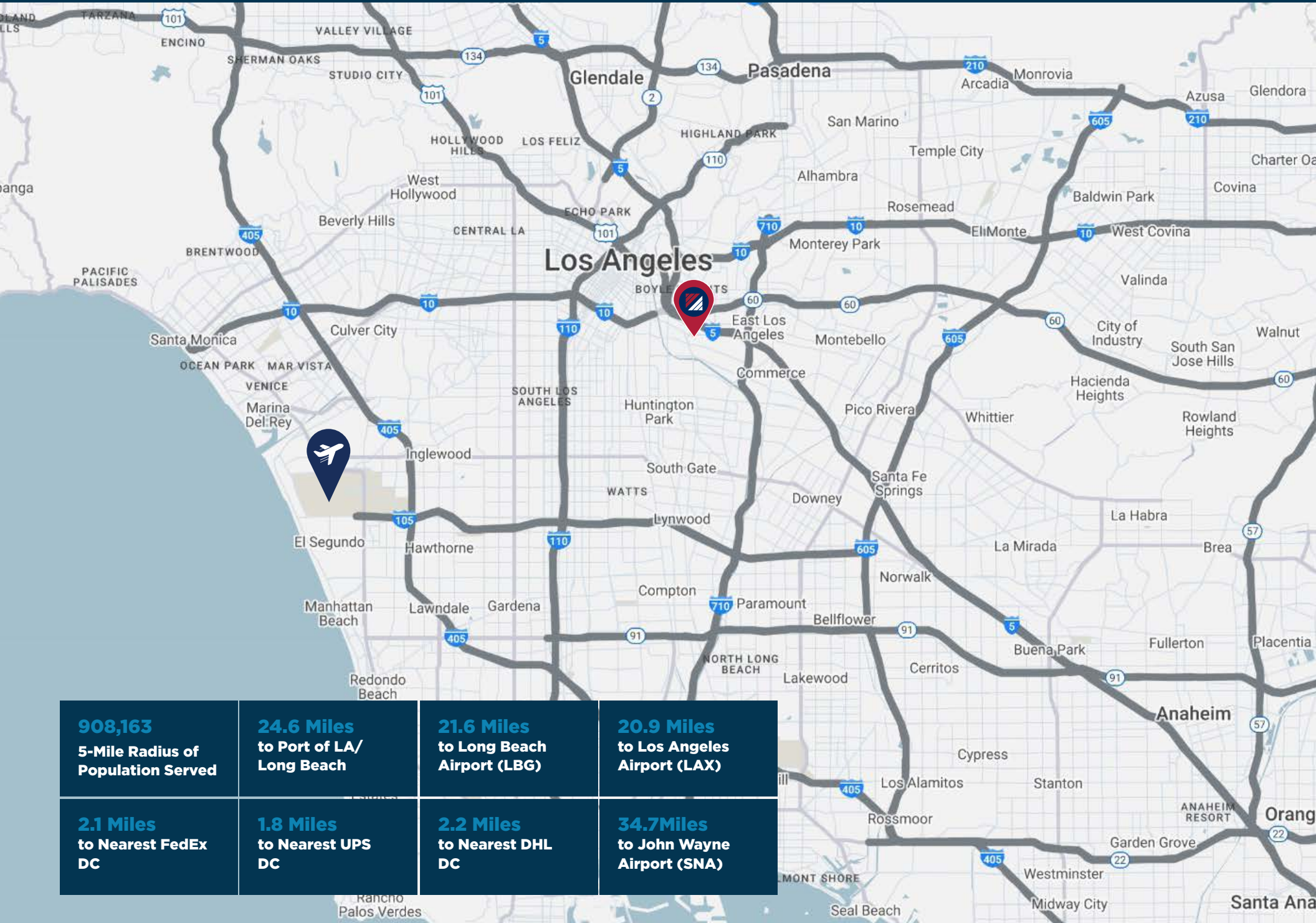
Aerial and Property Photos

1350 VELASCO ST.
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Property Location

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908,163 5-Mile Radius of Population Served	24.6 Miles to Port of LA/ Long Beach	21.6 Miles to Long Beach Airport (LBG)	20.9 Miles to Los Angeles Airport (LAX)
2.1 Miles to Nearest FedEx DC	1.8 Miles to Nearest UPS DC	2.2 Miles to Nearest DHL DC	34.7 Miles to John Wayne Airport (SNA)



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